EVERETT HOUSING AUTHORITY

393 FERRY STREET, EVERETT, MASSACHUSETTS 02149
PHONE (617) 387-6389 FAX (617) 389-4936

Board of Commissioners
Dominic Puleo
Chairperson

Damain Allen
John Barrett
Philip Colameta

Stephen Kergo
Executive Director

NOTICE OF THE REGULAR MEETING

Notice is hereby given by General Laws, Chapter 39, Section 23A, B and C, that a Regular Meeting of the Everett Housing Authority will be held at 5:00 PM on Tuesday, April 29, 2025 at the offices of the Authority, 393 Ferry Street, in the City of Everett, Massachusetts. The chairman reasonably anticipates the following items will be discussed:

I. **Roll Call:**

II. **Minutes:** To accept the minutes of the Regular Meeting of March 25, 2025

III. **Executive Director's Report:** To accept the Executive Director's Report.

IV. **Old Business:** None

V. **New Business:**

A. **Resolution 2025-13**: To approve and authorize the Executive Director's recommendation for the promotion of Mel Fiore to the position of Maintenance Mechanic Grade II.

B. **Resolution 2025-14**: To Approve and authorize the purchase of an Articulating Boom Lift for the costs of Fifty-Seven Thousand, Nine Hundred Seventy-Five Dollars and Zero Cents ($57,975.00) from the low bidder Evergreen Specialty Services.

C. **Resolution 2025-15**: To approve and authorize the Executive Director to execute the Certificate of Final Completion and the Certificate of Partial Release of Retainage with a total final payment of Thirty-Two Thousand, Two Hundred Eighty-Three Dollars and Zero Cents ($32,283.00) for the 667/2 Glendale Towers Roof Replacement Project (FISH No. 093095); subject to the review and approval of the Executive Office of Housing and Livable Communities.

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D. **Resolution 2025-16:** To approve and adopt the Section 8 program Income Limits effective April 1, 2025

Section 8 Income Limits			
As of 04/01/2025			
No. of	Extremely Low	Very Low	Low
Persons	Income Limit	Limit	Limit
	(30% of Median)	50%	80%
1	$34,750	$57,900	$92,650
2	$39,700	$66,200	$105,850
3	$44,650	$74,450	$119,100
4	$49,600	$82,700	$132,300
5	$53,600	$89,350	$142,900
6	$57,550	$95,950	$153,500
7	$61,550	$102,550	$164,100
8	$65,500	$109,200	$174,650

E. **Resolution 2025-17**: To approve and authorize the Section 8 Payment Standards based on FY2025 Reevaluation of Fair Market Rents (FMRs), for the Boston-Cambridge-Quincy, MS-NH HUD Metro Area to include Everett and Metropolitan Statistical Areas (MSAs) outside of Everett where Everett voucher holders have leased apartments at 100% for 1, 2, and 3 Bedroom units and 100.2% for 4 Bedroom units effective June 1, 2025

Bedroom Size	FMR 04/28/2025	Percent of FMR	Payment Standard 6/1/2025
0BR	2263	100%	2263
1BR	2394	100%	2394
2BR	2837	100%	2837
3BR	3418	100%	3418
4BR	3761	100.2%	3768

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F. Resolution No 2025-18: To adopt and approve updated revisions to the Section 8 Administrative Plan effective May 1, 2025, to reflect revised income calculation rules as related to implementation of Sections 102 and 104 of the Housing Opportunity Through Modernization Act (HOTMA) and Implementation of how increases and or decreases are applied to Payment Standard Adjustments.

G. Resolution 2025-19: To approve and authorize the Executive Director to execute the Certificate of Final Completion and Certificate of Partial Release of Retainage, with a final payment of Sixteen Thousand, Seven Hundred Ninety-Five Dollars and Twenty-Five Cents ($16,795.25) for the 667/2 Glendale Towers Generator Replacement Project (FISH No. 093090); subject to the review and approval of the Executive Office of Housing and Livable Communities.

H. Resolution 2025-20: To approve and authorized the Chairman to execute a three (3) year Collective Bargaining Agreement with the Massachusetts Labor's District Council Local 272 for the Maintenance Employees.

To consider any other business the Board of Commissioners might introduce.

Adjournment.

EVERETT CITY CLERK'S OFFICE
REC'D 2025 APR 24 PM 1:37

Everett Housing Authority

By: _____
Secretary & Executive Director

4/24/2025
Date

Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A- Sections 18-25
on 4/24/25 at 1:37 p.m.
Attest:
Sergio Cornelio City Clerk

Equal Housing Opportunity